

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 30, 2005 PLANNING COMMISSION MEETING

P.A.S.: Change of Zone #05021

PROPOSAL: To change the zoning on approximately 18 blocks within the University Place Neighborhood from R-6, R-5 and R-4 Residential and B-3 Commercial to R-5, R-4, and R-2 Residential.

LOCATION: Three areas, generally between Cleveland and Huntington Avenues from 46th to 47th Streets; between Madison Avenue and Adams Street from 49th to 56th Streets; between Garland Street and Huntington Avenue from 48th to 56th Streets.

LAND AREA: 39.32 acres, more or less.

CONCLUSION: This proposed downzoning is the result of an adopted neighborhood plan. This application conforms to the North 48th Street/University Place Plan and the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Lots 1-10, Block 34, Lots 7-10, Block 35, Lots 11-16, Block 36, Lots 1-6, Block 37, Lots 1-16, Block 38, Lots 1-10, Block 39, Lots 1-12, Block, 47, Lots 1-12 and the vacated alley adjacent thereto, Block 54, Lots 1-8, Block 55, Lots 1-12, Block 69, Lots 1-11, Block 74, Lots 1-6, Block 88, Lots 7-12, Block 98, Lots 7-12, Block 99, Lots 7-12, Block 100, Lots 9-15, the remaining portion of Lot 16, and the south 1/2 of the vacated east-west alley, Block 106, Lots 1-12, Block 107, Lots 1-12, Block 108, Lots 1-12, Block 109, Lots 1-12, Block 110, Lots 7-12, Block 111, Lots 1-6 and 10-12, Block 118, Lots 1-12, Block 119, Lots 1-12, Block 120, University Place, and Lots 16, 17, 18, and 25 of Irregular Tracts, all located in Section 17 T10N R7E, Lancaster County, Nebraska.

EXISTING ZONING: R-4, R-5, and R -6 Residential, and B-3 Commercial

EXISTING LAND USE: Single-, Two-, and Multiple-family dwellings

SURROUNDING LAND USE AND ZONING:

North: Single, Two-, and Multiple-family dwellings R-4, 5, and 6 Residential

South: Single, and Two-family dwellings, Park R-2, and 4 Residential, P Public

East:	Single, and Two-family dwellings	R-2, and 4 Residential
West:	Single, Two-, and Multiple-family dwellings	R-5, and 6 Residential

HISTORY:

The North 48th Street/University Place Plan: A Neighborhood Revitalization and Transportation Analysis was approved in June, 2004. This plan is an adopted subarea plan of the 2025 Comprehensive Plan, and serves as the basis for this change of zone application.

Prior to the 1979 zoning update, this area was zoned B Two-Family Dwelling, C Multiple Dwelling, D Multiple Dwelling, and I Commercial. As a result of the update, the zoning changed to R-4 Residential, R-5 Residential, R-6 Residential, and B-3 Commercial, which substantially reflected the previous zoning.

HISTORY OF OTHER RESIDENTIAL DOWNZONING:

Mar 2005	Change of Zone #05014 from R-4, R-5, R-6, and R-7 Residential to R-2 Residential requested for an area within the Near South Neighborhood. This request was heard by the Planning Commission on March 16, 2005.
Jan 2004	Change of Zone #3424 from R-4, R-5, and R-6 Residential to R-2 Residential was approved for an area within the Everett Neighborhood.
Sept 2003	Change of Zone #3416 from R-4 Residential to R-2 Residential was approved for an area within the Witherbee Neighborhood. The Planning Department suggested the issue of downzoning areas within established neighborhoods should be further studied.
Aug 2003	Change of Zone #3412 from R-4 Residential to R-2 Residential was approved for an area within the Antelope Park Neighborhood.
Apr 2003	Change of Zone #3397 from R-4 Residential to R-2 residential was approved for an existing landmark district within the Near South Neighborhood.
Oct 2002	Change of Zone #3378 from R-5 and R-6 Residential to R-2 Residential was approved within the existing Mount Emerald Neighborhood Landmark District. The Planning Department referred to new language in the recently adopted Comprehensive Plan on preserving the character of the existing neighborhoods.
Feb 2002	Change of Zone #3354 from R-4 Residential to R-2 Residential was approved for an area within the Antelope Park Neighborhood.

Jun 1995 Change of Zone #2890 from R-4 Residential to R-2 Residential was approved for a small area of the Near South Neighborhood located at 27th and Washington Streets.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan shows the requested area as Urban Residential. (F 25)

Urban Residential: Multi-family and single-family residential areas with varying densities ranging from more than fifteen dwelling units per acre to less than one dwelling unit per acre. (F 27)

The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln's great strengths and their conservation is fundamental to this plan. (F 15)

NORTH 48TH STREET/UNIVERSITY PLACE PLAN RECOMMENDATIONS:

Vision: The University Place neighborhood will offer a sound residential environment for a variety of people, but will emphasize its quality and security as a place to own a home. (p 73)

- Public policy should reinforce existing, positive patterns of development, and discourage or prevent undesirable trends.
- In University place, homeowner investments should be viewed as financially secure and the level of uncertainty should be reduced.
- University place should be an increasingly attractive residential setting for NWU or UNL faculty and staff.
- The overall level of owner-occupancy in University place should increase. (pp 74-75)

Neighborhood Development and Land Use Recommendations

Outcome-Based Neighborhood Investment Strategy: Lincoln should implement a neighborhood development strategy in University Place, with strategies designed to help bring about desirable outcomes on each blockface. (p 75)

Focused Downzoning: The City and neighborhood should implement a surgical rezoning strategy, based on the character and preferred occupancy outcome of each blockface. (p 79)

ANALYSIS:

1. This is a request by the University Place Community Organization to change the zoning for approximately 18 blocks within the University Place Neighborhood from R-6, 5, and 4 Residential Districts and B-3 Commercial District to R-5, 4, and 2 Residential Districts.
2. This is a request to implement the rezoning modifications identified in the adopted North 48th Street/University Place Plan.
3. A review process for change of zone proposals is not defined within the Zoning Ordinance. However, Neb. Rev. Stat. §15-902 provides a list of considerations that has traditionally been utilized for such reviews.

- **Safety from fire, flood and other dangers.**
No apparent impact.
- **Promotion of the public health, safety, and general welfare.**
This proposal appears to fulfill policies and guidelines enumerated in the Comprehensive Plan and the North 48th Street/University Place Plan.
- **Consideration of the character of the various parts of the area, and their particular suitability for particular uses, and types of development.**
The housing within this proposed change of zone is a mixture of single-, two-, and multiple-family dwellings. The majority of the approximately 226 primary residential structures are single-family. There are 32 two-family dwellings (64 units) and 39 multiple-family dwellings (203 units).

The focused downzoning strategy used in the subarea plan recognized that different parts of the neighborhood have different characteristics. A strategy was developed based upon the housing configuration and occupancy characteristics of each blockface. The result was this pattern of specific zoning changes.
- **Conservation of property values.**
It is difficult to determine the effect a change of zoning will have on property values. On one hand, property values could diminish if houses could no longer be converted into duplexes, due to increased lot area requirements, or redevelopment for apartments. On the other hand, this may have the effect of encouraging home ownership, which could stabilize or increase property values. The North 48th Street/University Place Plan acknowledged these competing effects; higher density residential zoning can create uncertainties that tend to drive owner-occupants out and promote conversion of single-family houses and lots to multiple-family use, however, large-scale downzonings face opposition from existing multiple-family property owners, who face the prospect of nonconformance and even clouded titles as a result. (p 79)
- **Encouraging the most appropriate use of land throughout the area zoned, in accordance with a comprehensive plan.**
The Comprehensive Plan encourages efficient use of existing infrastructure and diversity of housing choices. At the same time, the Comp Plan identifies Lincoln's commitment to its neighborhoods, as well as an encouragement to preserve existing single-family homes for single-family

uses. The North 48th Street/University Place Plan provides guiding principles to balance these often competing interests.

4. There are several differences between the R-2, R-4, R-5, and R-6 district regulations. The table at the end of this report shows the requirements for residential uses in each district.
5. The uses allowed in these districts are quite similar. The permitted uses in the R-2 and R-4 districts do not include multiple-family or townhouse dwellings, as found in the R-5 and R-6 districts. The R-2 district conditional uses require a greater separation between group homes, and allow a less densely occupied domestic shelter than the other districts. The R-2 district special uses add garden centers, clubs, and mobile home courts and subdivisions to the special uses typically found in the other districts.
6. All new construction of principal buildings in residential districts are required to meet the City of Lincoln Neighborhood Design Standards. These standards are designed to recognize that certain areas of Lincoln “retain much of the traditional physical character of their original lower density development,” even though they may have experienced recent higher density development. Since these standards have recently been expanded to include the R-1 through R-4 districts, these protections will not be lost for lots that become R-2 or R-4 if this application is approved.
7. LMC §27.61.040 includes the nonconforming use regulations. In general, a nonconforming use may be continued, but not expanded or enlarged. If the use is damaged beyond 60% of its value, or if the use is discontinued for two years or more, any rebuilding or new use must conform to the zoning regulations. There are 20 properties that are now nonconforming. However, these are all residential uses in the B-3 district, which will become conforming if this change is approved.
8. LMC §27.03.460 defines nonstandard lots as those that fail to meet the minimum lot requirements for the district, such as lot area, lot width, density, setbacks, height, unobstructed open space, or parking.
9. LMC §27.61.090 provides that nonstandard uses, whether existent prior to the ordinance or due to changes in the zoning, may be enlarged, extended, or reconstructed as required by law for safety, or “if such changes comply with the minimum requirements as to front yard, side yard, rear yard, height, and unobstructed open space...”

10. The R-2 and R-4 district regulations also provide that “multiple family dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61 [nonconforming and nonstandard uses].” This rule allows multiple-family dwellings built prior to May 8, 1979 to be reconstructed, altered, and restored after damage by treating such uses as nonstandard rather than nonconforming.

Therefore, a multiple-family use that gets changed to R-2 or R-4 may be altered or rebuilt provided it predates May 8, 1979 and meets the setback and height requirements of the new zoning district. This may result in a slightly different building footprint, but there is no need under the current zoning ordinance for a variance or special permit if these requirements are met. There are 16 uses that are currently nonstandard, compared to 48 uses that would be nonstandard if this change is approved.

11. Should the owner of a nonstandard single- or two-family structure want to extend into one of the required yards, a special permit is available provided the structure does not extend further into the setback than it currently does. This special permit is available in any residential zoning district. The owner of a standard use, by comparison, would need to seek a variance from the Board of Zoning Appeals to occupy a required yard.
12. This area as a whole appears to be fully built. There appears to be no more than 1 vacant lot available, nor are there any large lots that could be accumulated and combined to produce an area large enough for multiple-family development. Therefore, the primary opportunity for additional two- or multiple-family residences appears to be converting existing single-family dwellings.
13. The Planning Department suggests this neighborhood has reached an appropriate mix of single-, two-, and multiple-family residences. The combined density within those blocks under consideration is 10.7 units per acre, which compares to densities of 3.8 to 6.5 units per acre in the neighborhoods where R-2 zoning was approved under the current Comp Plan, and 7.6 units per acre in the pending Near South Neighborhood request.

However, this request can be distinguished from previous recent neighborhood requests because it is not a blanket downzone to R-2. There will still be opportunities for additional two-, and multiple-family dwellings in the neighborhood where R-5 and R-6 zoning will remain.

14. At the time of this report, Applicant has submitted the results of 48 returned petitions, 47 of which support this request. Applicant has also indicated additional

petitions continue to be returned. The Planning Department has also received one letter in opposition, which is attached. Also attached is a second letter and signed petition from three property owners who oppose this request.

	R-2	R-4	R-5	R-6
Lot area , single family	6,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Lot area, two family	5,000 sq. ft. / family	2,500 sq. ft. / family	2,500 sq. ft. / family	2,500 sq. ft. / family
Lot area, townhouse	N/A	N/A	2,500 sq. ft. / family	2,500 sq. ft. / family
Lot area, multiple-family	N/A	N/A	1,500 sq. ft. / unit	1,100 sq. ft. / unit
Avg. lot width , single family	50 feet	50 feet	50 feet	50 feet
Avg. lot width, two family	40 feet / family	25 feet / family	25 feet / family	25 feet / family
Avg. lot width, townhouse	N/A	N/A	20 feet / family	20 feet / family
Avg. lot width, multiple-family	N/A	N/A	50 feet	50 feet
Front yard , single-family	25 feet	25 feet	25 feet	20 feet
Front yard, two family	25 feet	25 feet	25 feet	20 feet
Front yard, townhouse	N/A	N/A	20 feet	20 feet
Front yard, multiple-family	N/A	N/A	20 feet	20 feet
Side yard , single family	5 feet	5 feet	5 feet	5 feet
Side yard, two family	10 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, townhouse	N/A	N/A	10 feet, 0 at common wall	5 feet, 0 at common wall
Side yard, multiple-family	N/A	N/A	7 feet, 10 if over 20 feet in height	7 feet, 10 if over 20 feet in height
Rear yard	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth	Smaller of 30 feet or 20% of depth

Prepared by:

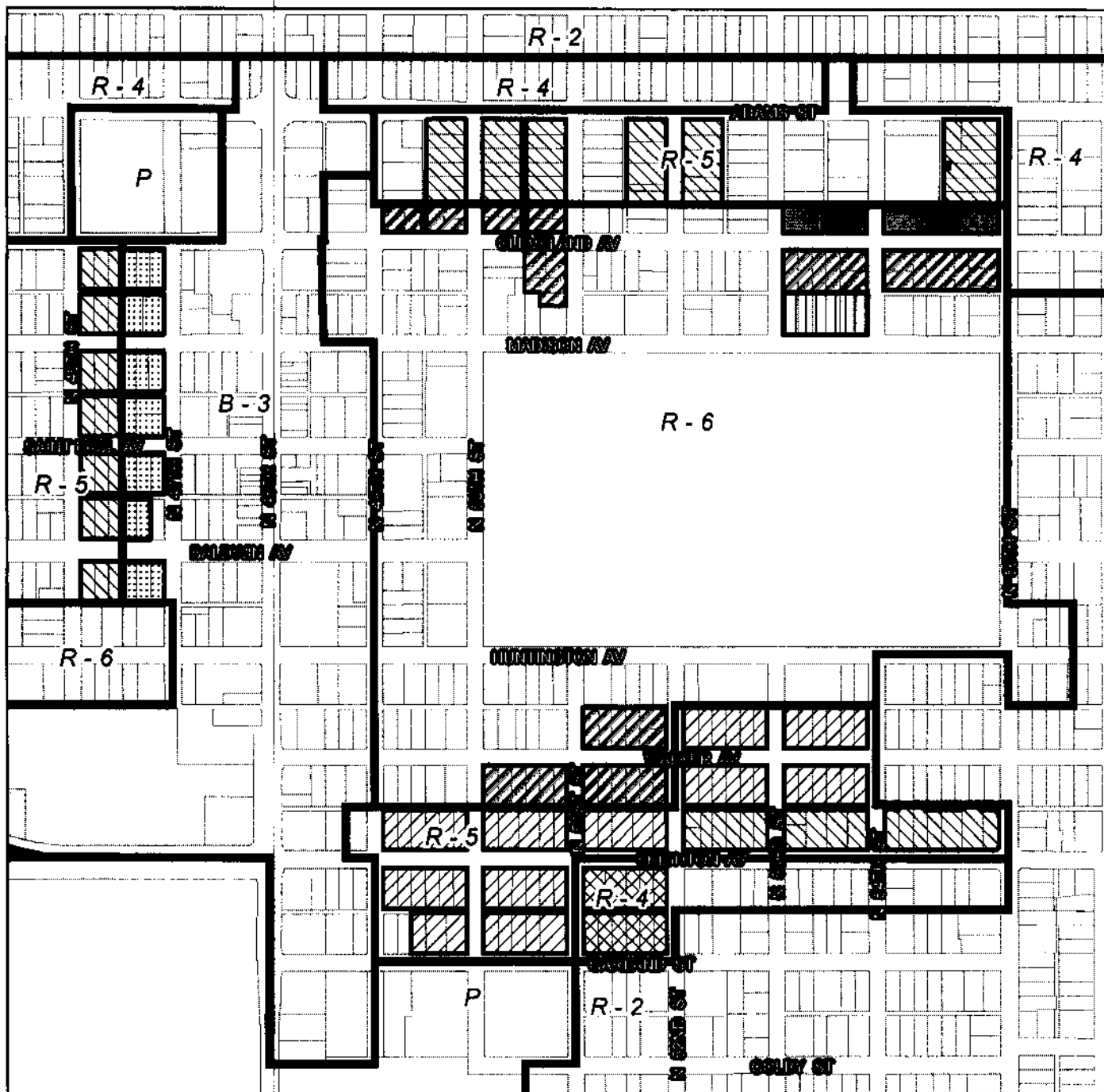
Greg Czaplewski, 441-7620, gczaplewski@lincoln.ne.gov

Date: March 16, 2005

Applicant: University Place Community Organization
2723 North 50th Street
Lincoln, NE 68504

Contact: Larry Zink
4926 Leighton Avenue
Lincoln, NE 68504

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Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

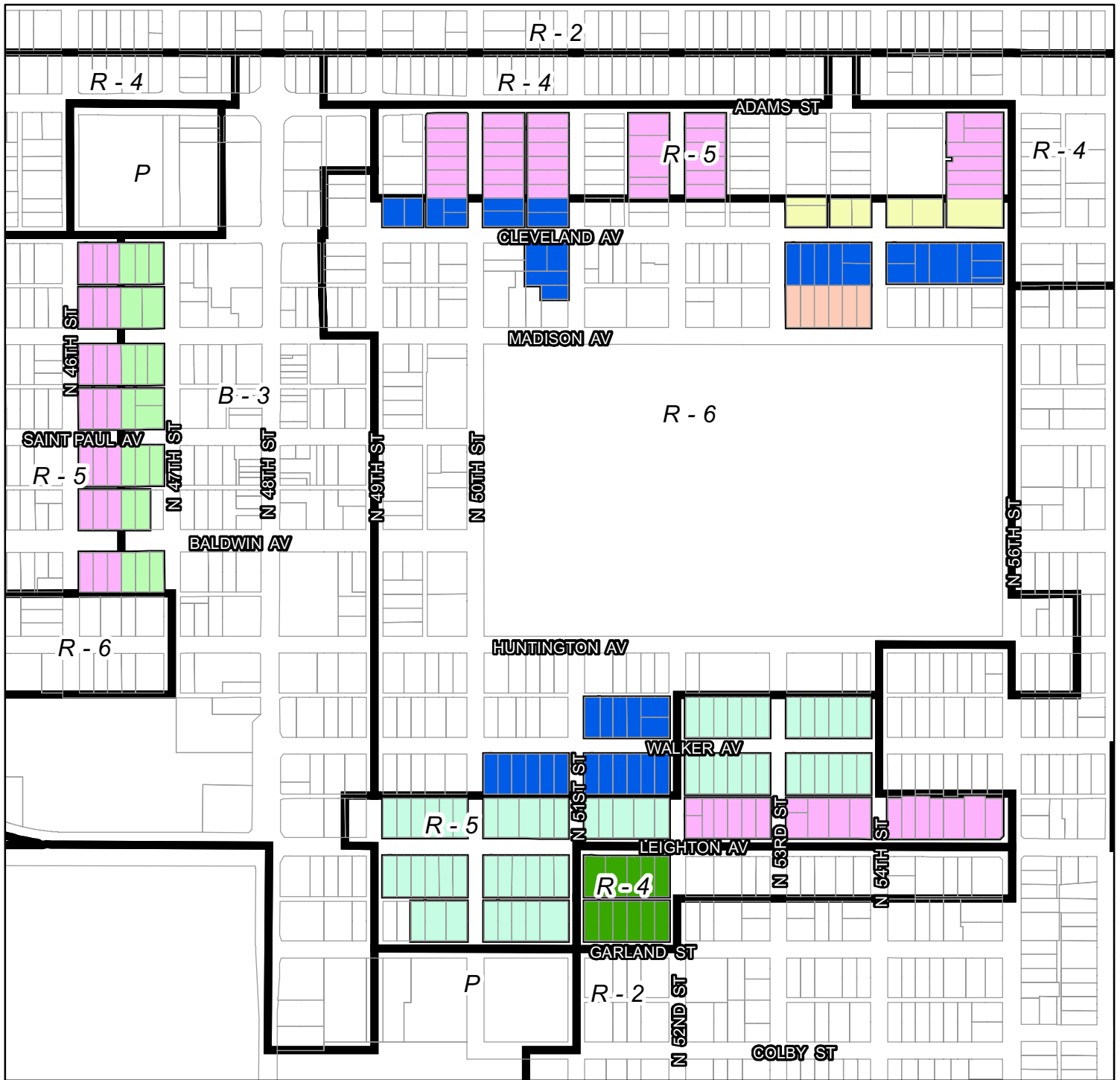
Change of Zone #05021 University Place Community Org.

Areas of Application

	B-3 to R-4
	R-4 to R-2
	R-5 to R-2
	R-5 to R-4
	R-6 to R-2
	R-6 to R-4
	R-6 to R-5

One Square Mile
Sec. 17 T10N R7E





Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
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R-C	Residential Conservation District
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Areas of Application

	B-3 to R-4
	R-4 to R-2
	R-5 to R-2
	R-5 to R-4
	R-6 to R-2
	R-6 to R-4
	R-6 to R-5

Change of Zone #05021 University Place Community Org.

One Square Mile
Sec. 17 T10N R7E



University
Place
Community
Organization
2723 N. 50th St
Lincoln, NE 68504

TO: Lincoln - Lancaster County Planning Department
FROM: Larry K. Zink, 4926 Leighton Ave, Lincoln, NE 68504
University Place Community Organization
DATE: March 3, 2005
RE: Downzoning Application for University Place Neighborhood

PURPOSE STATEMENT

Enclosed with this letter is a downzoning application for 222 property parcels located in the University Place neighborhood in northeast Lincoln. This downzoning request is consistent with the recommendations included in The North 48th Street – University Place Plan, the product of an area focus study undertaken in 2004. The University Place Business Association, Nebraska Wesleyan University, and the University Place Community Organization were partners in this study along with the city's Urban Development Department, and the Public Works & Utilities Department. As part of this year-long study, several public meetings were held in the neighborhood to gather early input and to solicit feedback on draft recommendations. The North 48th Street Plan, and the downzoning recommendations included in that plan, have been reviewed and accepted by the Planning Commission and were adopted by the City Council as an amendment to the Comprehensive Plan in the fall of 2004.

In developing the downzoning recommendations included in the N. 48th Street Plan (and this application), a careful block-by-block analysis was conducted of property ownership, occupancy status, and the condition of existing housing stock. As a result of this block-by-block analysis, each blockface in the study area was categorized into one of four categories:

- Owner Occupancy/Single Family Focus,
- Multi-Use/Rental Dominant, and
- Multi-Use/Ownership Dominant,
- Rental Focus.

The N. 48th Street Plan advocated a policy of focused downzoning: *"The city and neighborhood should implement a surgical rezoning strategy, based on the character and preferred occupancy status outcome of each blockface."* The Plan's downzoning recommendations and this downzoning application are focused on stabilizing those blockfaces where owner/occupancy is still dominant and encouraging homeowner investment in those areas. This downzoning application follows the downzoning recommendations outlined in the N. 48th Street Plan.

It is also worthy of noting that a significant portion of the area south of Nebraska Wesleyan University that is proposed for downzoning is included in or is immediately adjacent to the Charles F. Creighton Landmark District, a historic district recognized in the city's Comprehensive Plan. This downzoning is a critical public policy step to protect the unique character of this historical area.

Following the adoption of the N. 48th Street Plan as an amendment to the Comprehensive Plan, the University Place Community Organization adopted the following resolution on 12-14-04 to express its support for the downzoning recommendations included in the N. 48th Street Plan.

The University Place Community Organization (UPCO) believes that downzoning is an effective public policy tool to help neighborhoods maintain and reinforce the residential family character of their neighborhood. Downzoning also serves to protect historic neighborhood family homes by preventing them from being converted into apartments or being demolished and replaced with slip-in apartment complexes with all their associated noise, parking and traffic problems. Over the long-term, by reinforcing the single-family residential character of a neighborhood, resident property values are also protected and enhanced. Therefore, UPCO urges the Planning Commission and the City Council to support the downzoning proposed in the N. 48th Street / University Place Plan and urges University Place residents to inform themselves on zoning issues and to express their support these proposed zoning changes.

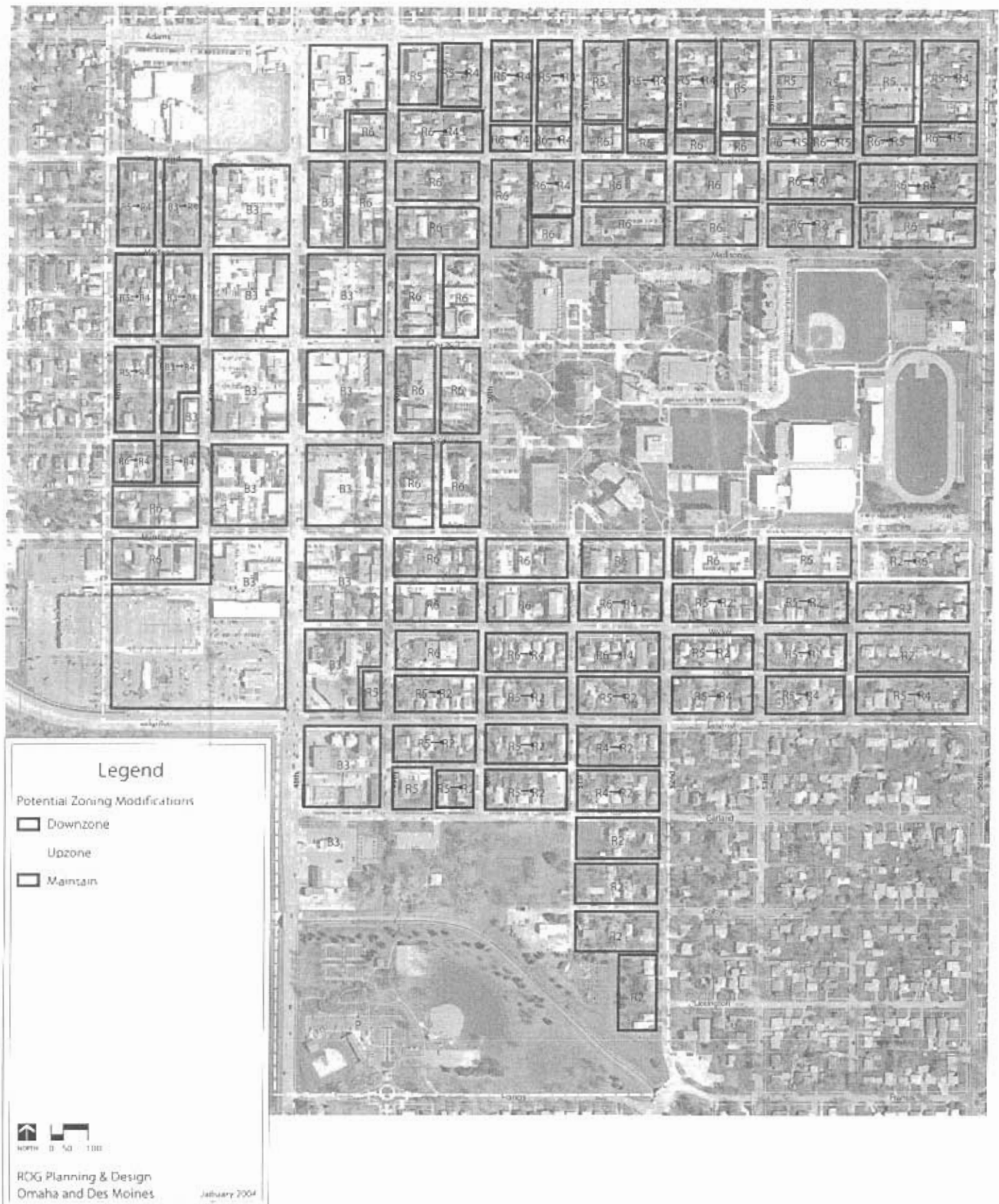
Following the adoption of this resolution, UPCO undertook an outreach campaign to inform neighborhood property owners of the downzoning recommendations, to provide them with background information, to answer their questions, and to solicit their feedback and support. Informative mailings were sent to all of the property owners in the areas recommended for downzoning. Information was provided so that anyone having specific questions or concerns would have a contact point to address those concerns or questions. Two public question and answer sessions were also organized to provide additional opportunities for property owners to have their questions answered.

In the course of this outreach/education campaign to all of the property owners, only five (5) property owners have either called the organizational contact person, or attended one of the public information meetings to express their opposition to the downzoning proposal. Only one of those five property owners has returned any printed material to clearly express their opposition (enclosed with this application). On the other hand, the strong support for this downzoning application is shown by the fact that at the time of this application, we have received 47 signed petitions from property owners supporting the proposed downzoning for their property (enclosed with this application). We anticipate receiving additional support petitions, which will be submitted later.

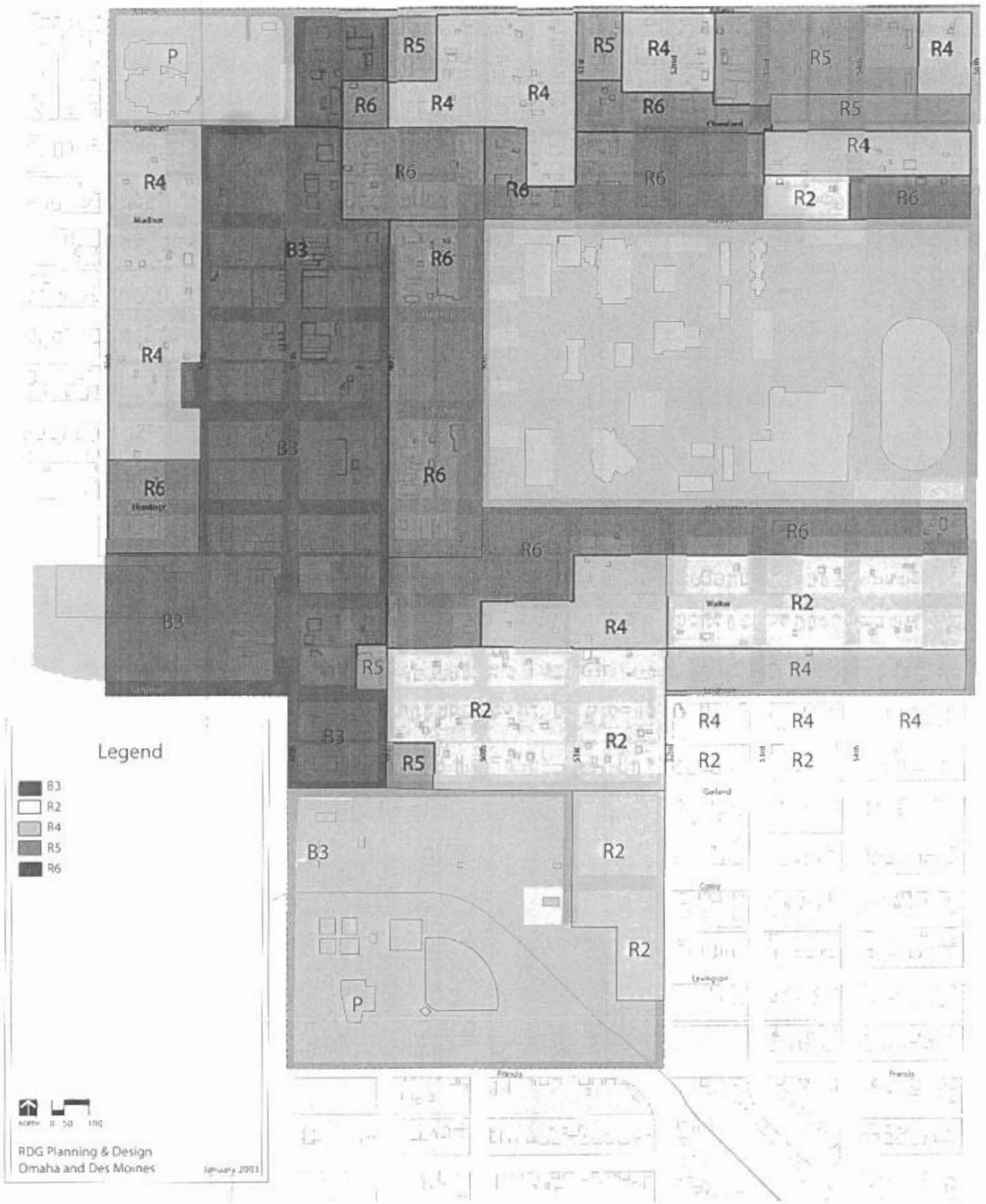
Included with this application for downzoning are two maps from the N. 48th Street Plan. One map shows the proposed zoning modifications and one map shows the proposed zoning map of the area if the zoning modifications are adopted. Also included with this application is a digital spreadsheet that includes the information on the property parcels, their owners, and the existing and proposed zoning changes.

If further information is needed relative to this application, the contact person for the University Place Community Organization on this issue is: Larry K. Zink, 4926 Leighton Ave., Lincoln, NE 68504, 402-464-6937, erickson.zink@att.net.

Potential Zoning Modifications



Proposed Zoning Map



Chuck & Nancy Earley

2004 Duke St

Lincoln, NE 68504

Home Phone: 438-2134

Cell Phone: 416-2875

cello396@att.net

February 13, 2005

TO: Planning Department & the City Council

CC: Greg Czallewski

FM: Chuck and Nancy Earley

**RE: University Place Organization
Down Zoning Proposal**

My name is Chuck Earley, and I would like to voice my objection to the proposed down zoning proposal that the University Place Organization is trying to get through the Planning Department and the City Council.

I have placed my retirement in this neighborhood. We own two small apartment buildings and a house at 4946 Garland St, within this neighborhood. The house is my major concern with this proposal (Parcel ID # 1717401009000, Legal description: University Place Block 118 E 1/2lot11 and all lot 12.) We bought this house last summer (June 2004) because it sat on a R5 lot and a half. Our plan was, and still is, to rent the house for a few years, then duplex it with another house on the lot, or remove the house and build a four-plex. The only reason we bought this house was to have the options that an R5 lot has with it. Now this proposal comes along and is threatening to remove the very reason for our purchase. We are also against the down zoning of our other property (Parcel ID #1717402013000, Legal description: University place Block 119 lots 11 and 12). We feel strongly that our properties have increased the safety and the value of our neighborhood. They are neat and clean and we run a tight ship with our tenants. Please, ask our neighbors, They know us and we know them all. We are good neighbors.

This same organization, a few years ago, was so gun-ho on letting Wesleyan University builds their new dorms and townhouse without objection. I tried, without success, to point out that by removing that many students out of the neighborhood, the rentals in the neighborhood would suffer. I am in this neighborhood many times daily, and that is exactly what is happening. As far as I am concerned, Wesleyan gave a death cross to this neighborhood. The property owners sold out this neighborhood the day that the few objections over the Wesleyan dorms fell on deaf ears. This current proposal is a futile attempt to revitalize a neighborhood that has already, due to the rental demand before the Wesleyan dorms, too many old, converted houses that are now run-down to the point of no return, sitting empty because of lack of renters. The only thing which makes those properties worth anything, is the zoning of the

land they are sitting on, which would be taken away with the approval of this proposal. Maybe this organization should realize that the neighborhood is made up of rental property owners who want the same things they do, and maybe willing to do their share to have a nice neighborhood. If every rental property owner would police their properties (pick up trash etc.) and tolerate fewer tenants parting, as we do. That would be a constructive way to make a better neighborhood. Ask the rental property owner to do this, you maybe surprised. I don't have the answer but I do know this proposal is not it. Let the marketplace determine what happens, but don't change the rules.

If your department is concerned with the well being of Lincoln's neighborhoods, especially those that have been hurt by a University's housing project, curtail the number of apartments being built in and around the city, especially those that you have control of, those asking for rezoning, (The golf course apartment project in North Lincoln comes to mind.) We will be watching to see how concerned your department really is. Please, note my objection to this proposal when it comes time to decide its' fate also

Thank You:

*
Chuck and Nancy Earley*

Untitled

Greg;

On Saturday, 3/05/05. I went door to door, west from my apartments at 5036 Garland St. My neighbor directly to the west was home and he signed my objection to the down zoning letter, please find it included. He stated that some time ago the neighborhood changed from R2 to R5, durring that time I build my apartment building. Now, with an apartment to the east of him, he strongly felt that his property value would decrease in value and marketability if it (5026 Garland St.) went back to R2. He felt his lot was worth much more as an R5 than an R2 ..

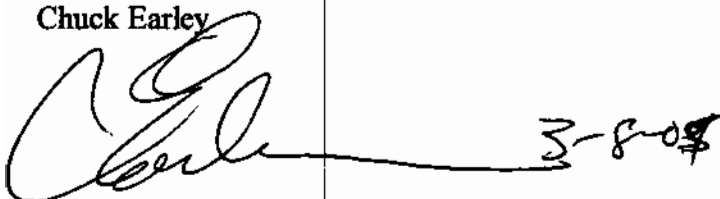
The next neighbor further west was not home, the next had no property owner to talk with as did the last house on the courner of 50th and Garland. I continued by my second property on Garland, 4946 Garland, which is in the next block west, to the neighbor to the west of it. He was home and was upset he had not been notified about all this before it got along so far. He signed the letter also, stating the same reasons my other neighbor to the west of 5036 Garland did, adding his house was an older farm house worth less than the 1 and 1/2 lot it sat on and to have it re-zoned to an R2 would hurt his property value greatly.

Please Note: I want to bring to your attention, so you can put it in your report, that ALL the property owners in the block along Garland St. where his property (4926 Garland) and my property (4946 Garland St) are located, are TOTALLY IN OBJECTION TO THIS DOWN ZONING, as were all that I spoke with Saturday in the next block east, that my apartments at 5036 Garland are in.

I find it strange that the apartments on 49th and Garland were excluded in all of this, when my apartment at 51th and Garland were not also excluded... all are pre-exesting apartments and on two courner lots. Please, I would like and answer to that question, my e-mail address is ce66396@msn.com .

Thanks

Chuck Earley

A handwritten signature in black ink, appearing to be 'C. Earley', followed by a horizontal line and the date '3-8-05'.

TO: Planning Department

It has been brought to our attention, that the University Place Community Organization (UPCO) is trying to down-zone our property, from R5 to R2. We feel this will decrease our property values, and decrease the marketability of our property upon it's sale.

We wish to object to this attempt to down-zone our properties. Please note our objection with our signature and address found below.

<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>	<u>Date</u>
Charles Early	<i>Charles Early</i>	4946 GARLAND & 5036 GARLAND	3-5-05
James L. Erks	<i>James L. Erks</i>	FOR Patricia Erks 4926 Garland	3-5-05
Panagiotis A Fotopoulos	<i>Panagiotis A Fotopoulos</i>	5026 GARLAND	3-5-05

